





**DENVER**  
THE MILE HIGH CITY



**DENVER HOUSING AUTHORITY**  
THE BUSINESS OF HOUSING



**Urban Land  
Institute**



**DENVER  
HEALTH**

Level 6

denver



LiveWell  
st

livability partnership



**URBAN LAND  
CONSERVANCY**





increasing demand for housing near transit in metro Denver

(40% of this demand low income HH)



improved housing stock



better access to education & jobs



opportunities for active lifestyles and access to healthy foods

# WEST SIDE STUDY

Housing Development Assistance Fund



TOD Strategic Plan



Federal/Decatur Station Area Planning



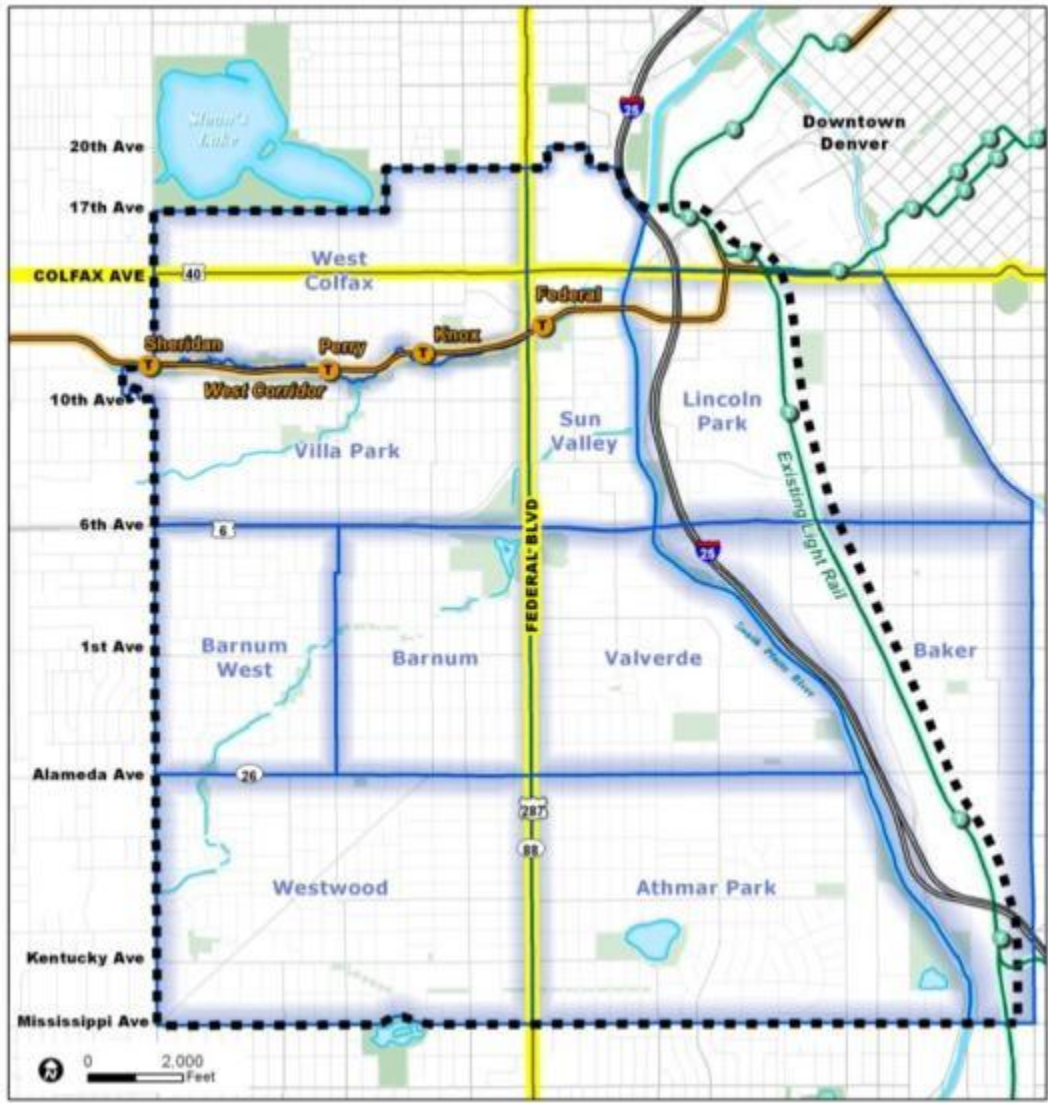
West Side Transit Enhancement Study



City Kitchen



Knox Court Bike Blvd Study



■ knowledge sharing and capacity building

■ grant management

■ public outreach

15

knowledge sharing opportunities funded

6

capacity building events sponsored

2,500

citizens engaged

5

languages spoken

18

partner meetings held

7,831

in-kind hours reported

13,500

website hits

2

associate city planners hired

\$3.7 million

match dollars spent

BY THE



# Sun Valley Neighborhood

47% of Sun Valley residents are under the age of 14

Average  
Household  
Income =  
\$8,000

“Denver’s most isolated neighborhood, hidden amid industry, walled off by river and road.”

~ Tina Griego, *The Denver Post*

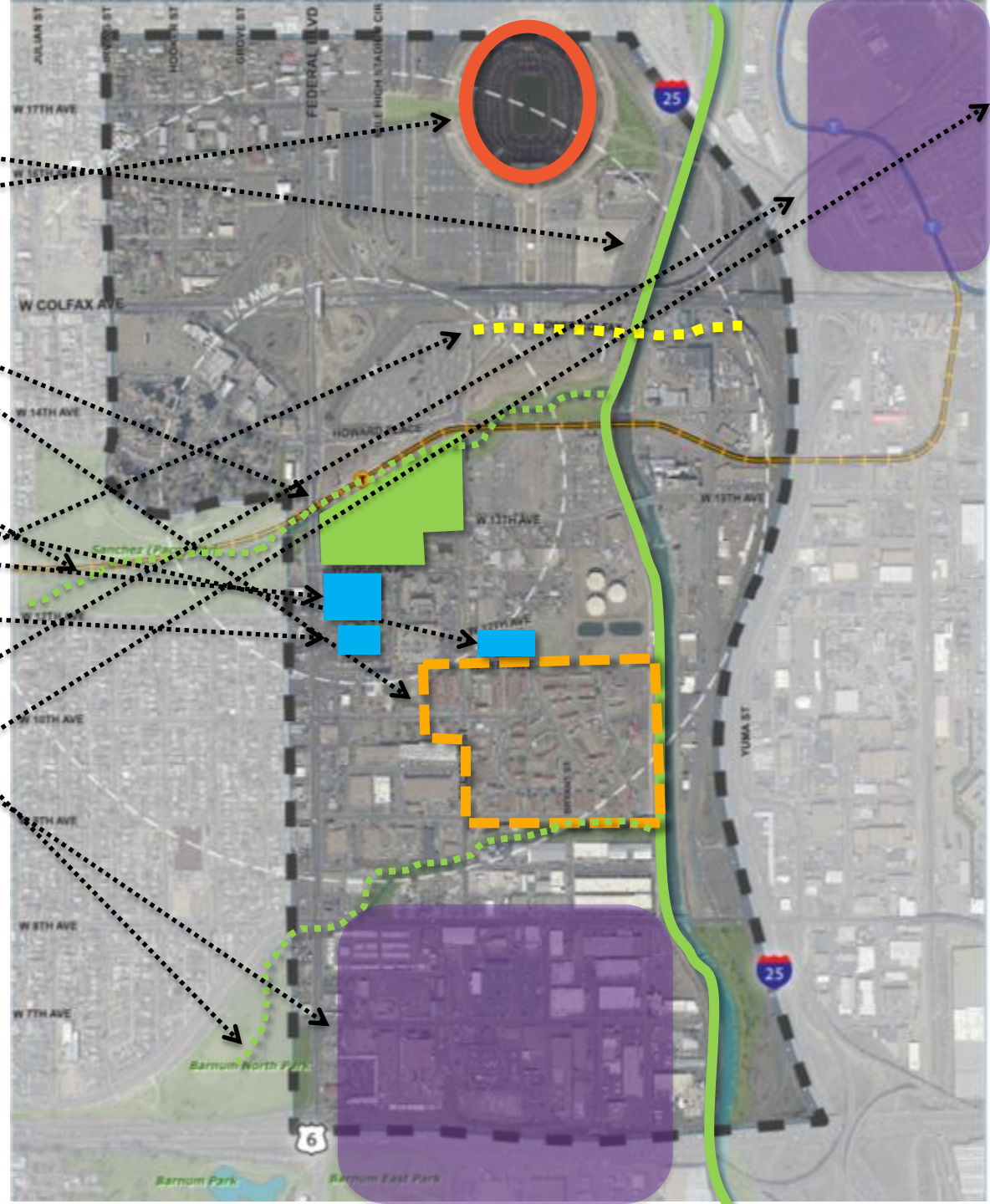






# Existing Conditions

1. S. Platte Greenway
2. Sports Authority Field at Mile High
3. Sun Valley Homes
4. Rude Rec Denver / Park
5. Lakewood Gulch
6. Weir Gulch
7. Fairview Elementary
8. Denver Human Services
9. Westside Health Clinic
10. Lower Colfax
11. 8<sup>th</sup> Ave Industrial Area
12. Auraria Campus
13. Downtown Denver





# Planning Process

**January 2012**

Plan Kickoff



**Jan. – Dec. 2012**

Planning, Analysis, Outreach



**Jan. 8 – Feb. 8, 2013**

Draft Station Area Plan, Public Review



**March - April, 2013**

Plan Adoption Process



# Public Engagement

- 5 Steering Committee mtgs
- 4 Public Meetings
- 2 Public Hearings
- Monthly LRC Meetings
- 2 Focus Groups
- 4 Tours
- RNOs / BIDs / Boards
- 1 ULI panel
- Community Festivals
- Children's Workshops
- Web / Social Media



50

stakeholder  
meetings

10

city  
agencies  
engaged

53

surveys completed

5

languages spoken

9

letters of  
support  
received

26,300

dollars spent on consultant public  
outreach

1,600

website hits

1

awards won  
(so far)

2,500

stakeholders engaged



# THE VISION FOR SUN VALLEY

## A. A CELEBRATED SUN VALLEY



## B. A CONNECTED SUN VALLEY



## C. AN INNOVATIVE SUN VALLEY



## D. A HEALTHY SUN VALLEY



**A.1 Build upon Sun Valley's History and Assets**

**A.2 Encourage Diversity**

**A.3 Celebrate Culture**

**B.1 Reknitting Neighborhoods**

**B.2 Integrated System of Parks and Public Spaces**

**B.3 Enhance Walkability and Bikeability**

**B.4 Make Transit Convenient**

**C.1 Transit Oriented Development**

**C.2 Stadium Entertainment Destination**

**C.3 Open For Business**

**C.4 A Vibrant Corridor**

**D.1 Healthy For People**

**D.2 Healthy for the Environment**

**D.3 Healthy for the Economy**

## TRANSFORMATIVE PROJECTS

The seven projects are identified as the most critical steps to positively transform the station area.

Multi-layered and long-term in nature, these projects will take a concerted effort by both public and private sectors. All energy and resources should be harnessed toward making these a reality. Only through executing these projects can Sun Valley truly transform and achieve the vision of a celebrated, connected, innovative and healthy station area.

### 1. 13TH AVENUE



### 2. RIVERFRONT PARK



### 3. STADIUM, ENTERTAINMENT & CULTURE



### 4. HIGH QUALITY RESIDENTIAL COMMUNITIES



### 5. CONNECT PEOPLE WITH JOBS AND EDUCATION



### 6. 10TH AVE

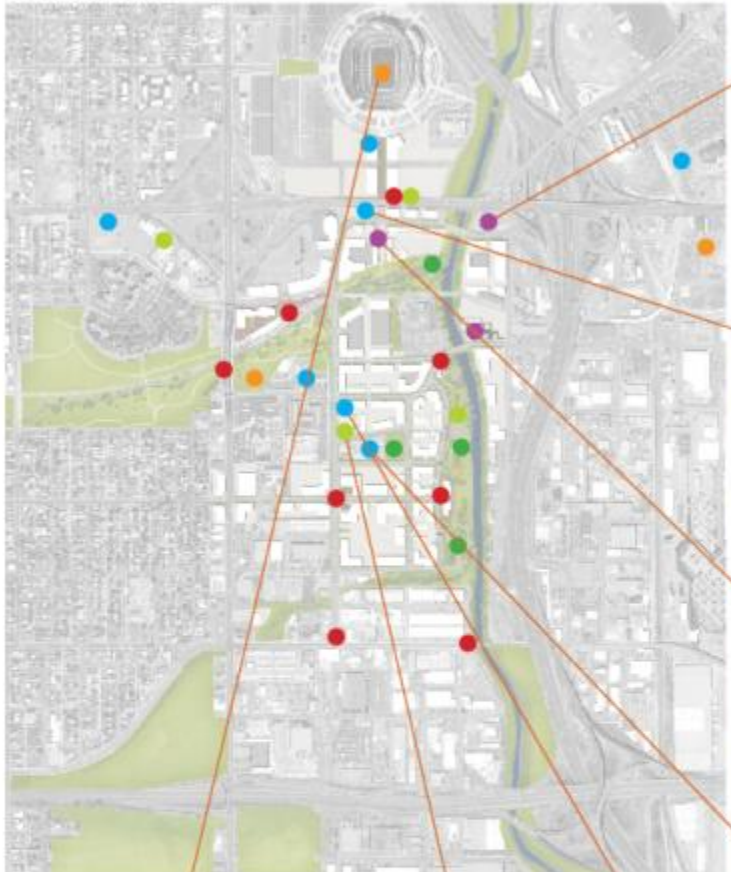


### 7. FEDERAL/COLFAX INTERCHANGE



# A.1 Build upon Sun Valley's History and Assets

## CULTURE MAP



- Proposed/Existing Locations for:
- Community Garden / Market
  - Public Art / Plaza
  - Education/Cultural Asset
  - Adaptive Reuse Opportunity
  - Active Recreation
  - Sports Venue



Iron Works



Existing Buildings



Brooklyn's



Fairview Elementary



Sports Authority Field at Mile High



Community Garden



Sun Valley Youth Center

# A.2 Encourage Diversity



"I love my community. I love that I am close to the school for my kids. I don't have to go far to get to the community center. My neighbors are good. When I go to the clinic, it is not far and I don't have to take the bus."

Beatrice Hwraa // Metro Adult ESL Program



"I like that some of my friends don't look like me. That means I can learn about their culture and their family and they can learn about mine."

Lawrence // 5th Grader // Sun Valley Homes Resident



# B.3 Enhance Walkability and Bikeability

- Existing Bicycle Connection
- Existing Multit-use Path
- Planned Bicycle Connection (DenverMoves)
- Proposed Additions to DenverMoves
- Pedestrian Priority Street
- Priority Intersection



Enhanced Intersection - Kelowna, BC



Complete Street



Pedestrian Priority Street - Fillmore St, Denver

## BICYCLE AND PEDESTRIAN CONNECTIONS



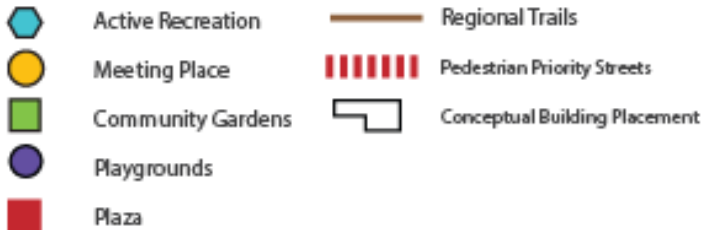


# RECONSTRUCT AND REALIGN 13<sup>TH</sup> AVENUE





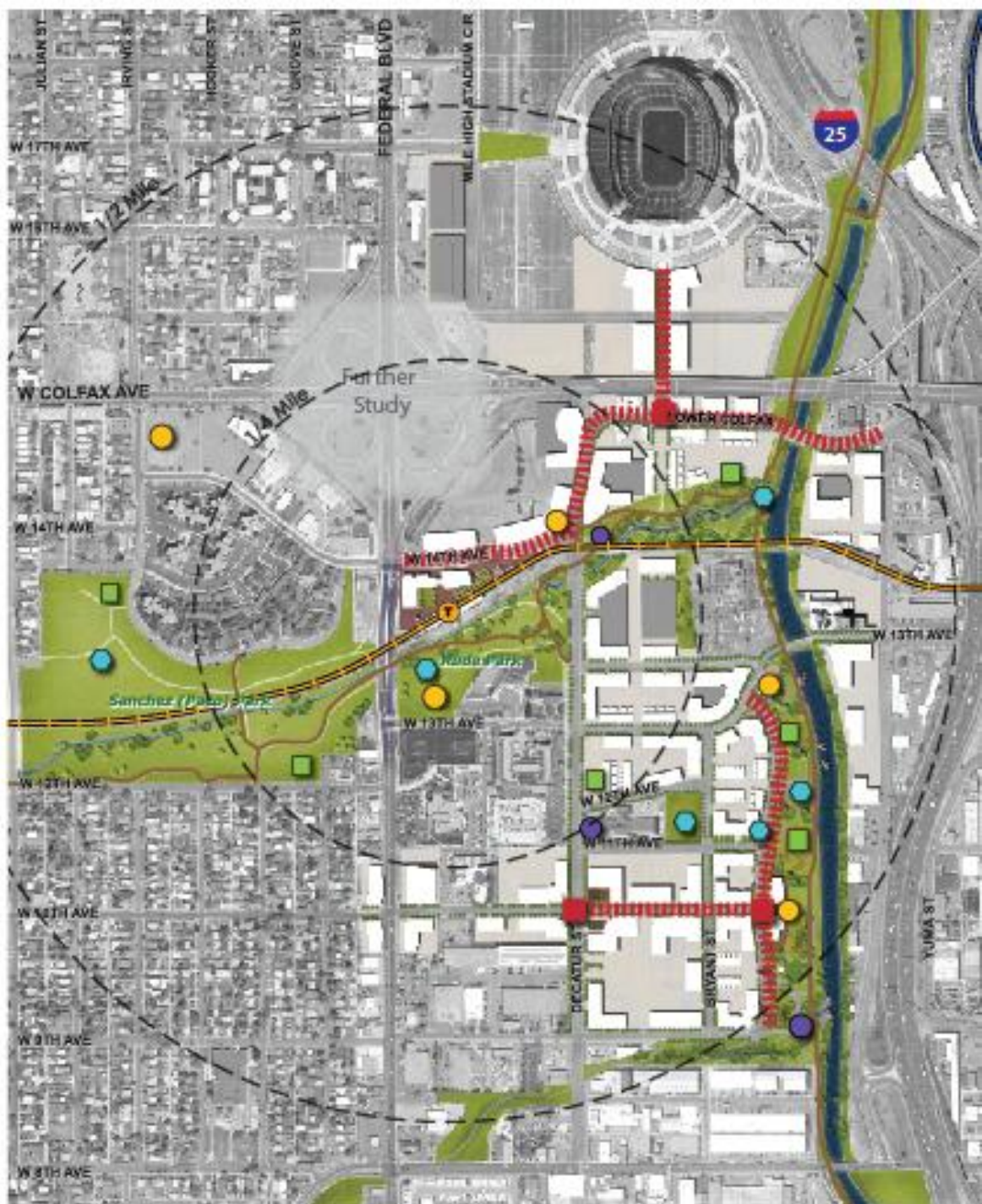
## B.2 Integrated Parks and Public Spaces



### Riverfront Activation



### Active Public Space





# NEW RIVERFRONT PARK





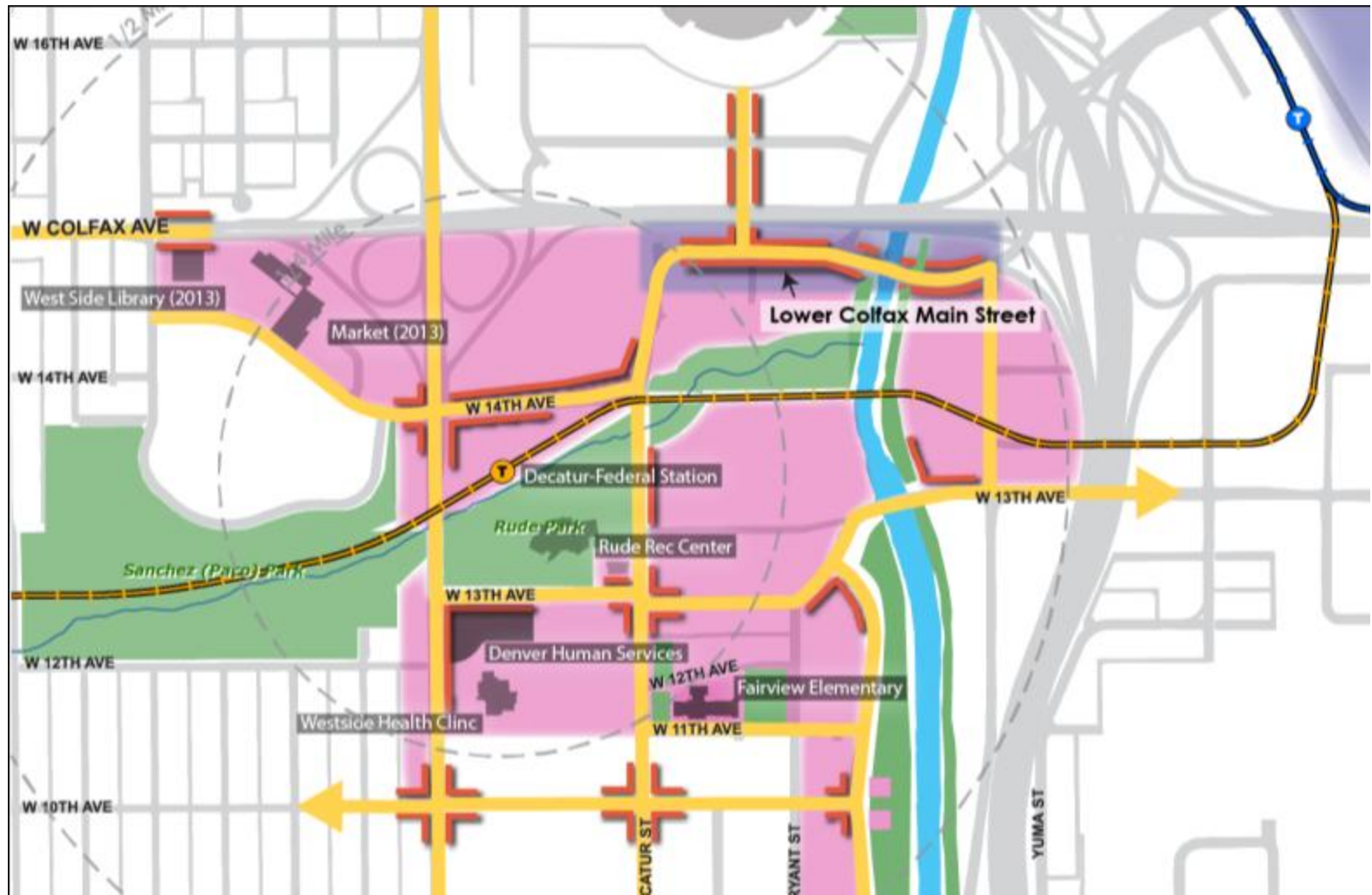
**STADIUM  
ENTERTAINMENT**

**TRANSIT ORIENTED  
DEVELOPMENT**

**EMPLOYMENT**



## C.1 Transit Oriented Development



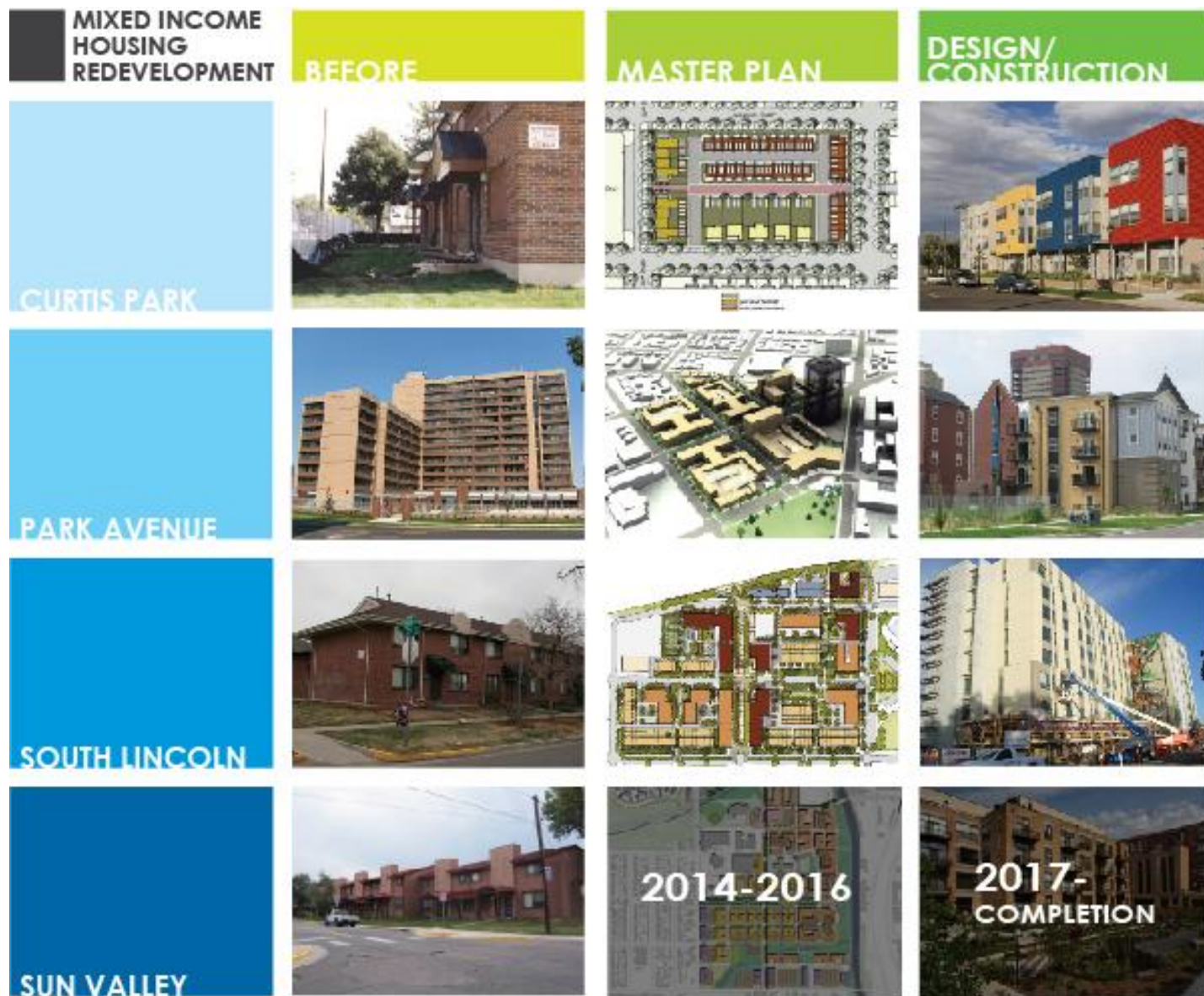


## C.1 Transit Oriented Development





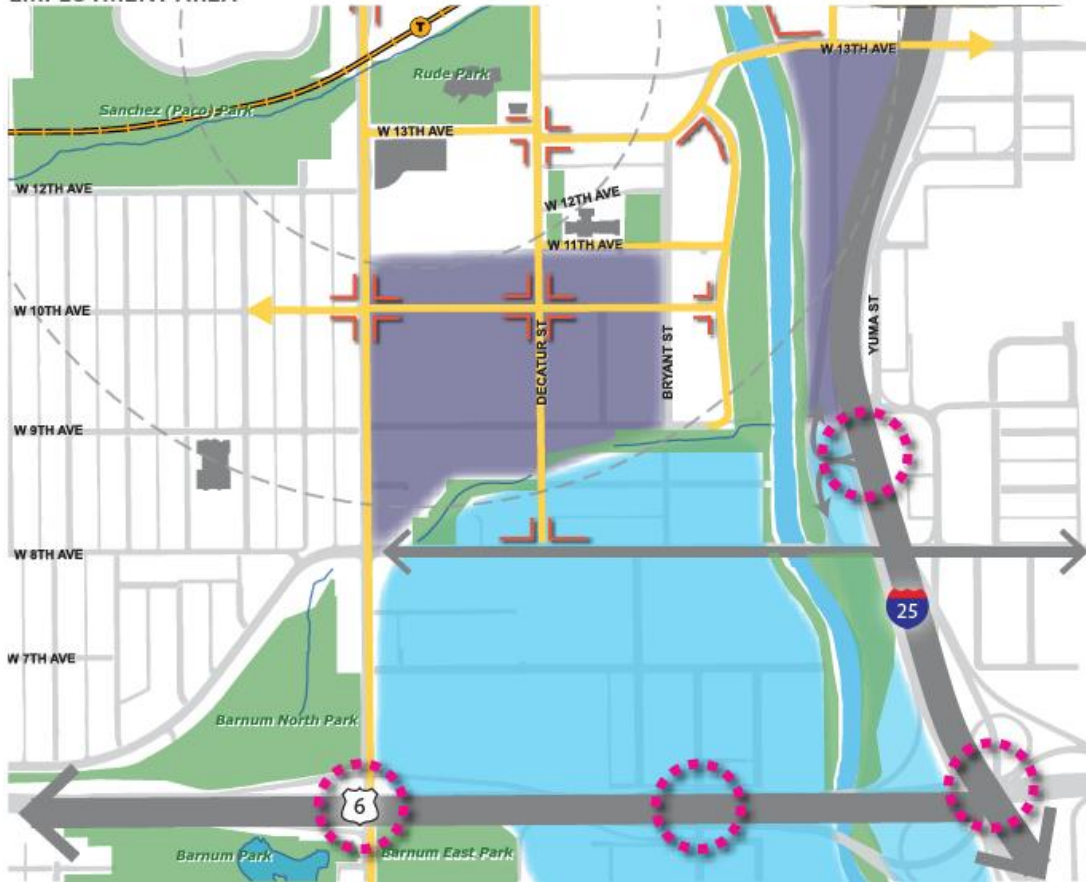
# HIGH QUALITY RESIDENTIAL COMMUNITIES



C.3 Open for Business



EMPLOYMENT AREA



Primary Street

Employment TOD

Freeway Access

Active Edges

Existing Industrial Area



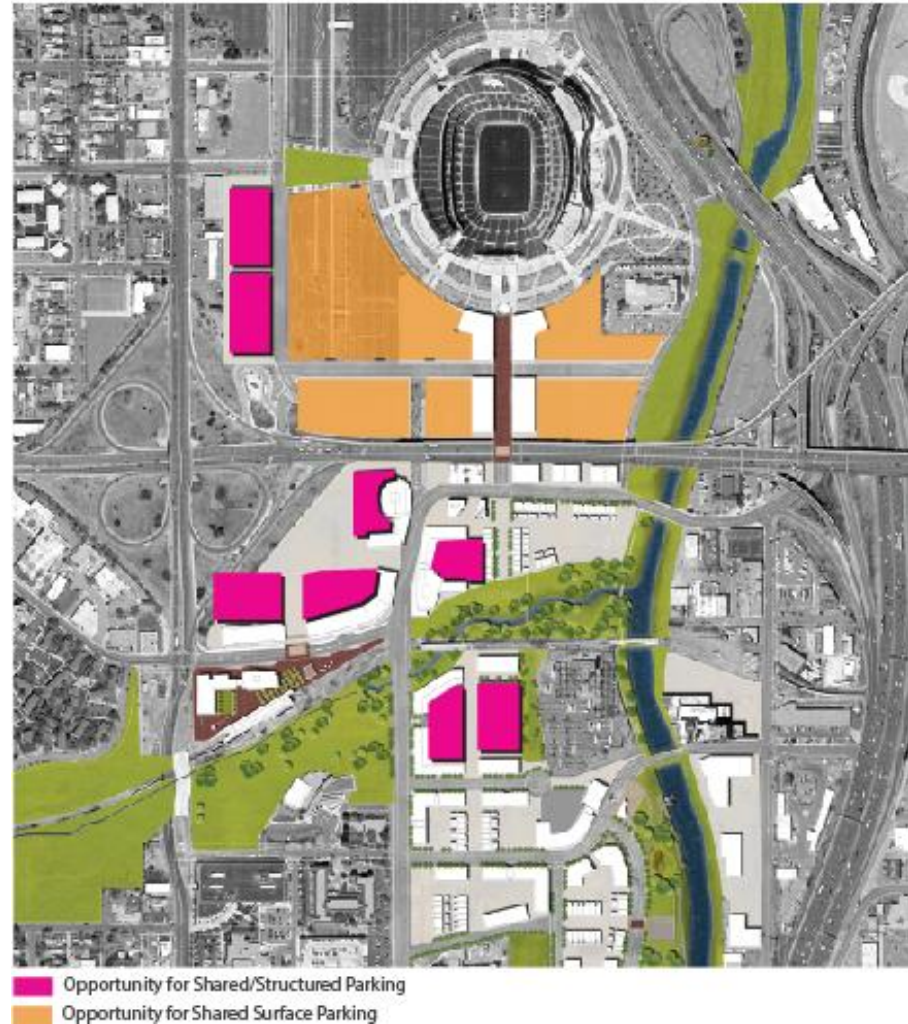


## C.2 Stadium Entertainment Destination

### STADIUM ENTERTAINMENT DESTINATION



### PARKING OPPORTUNITIES





Healthy for People...

...for the Environment

...for the Economy



# Letters of Support

- Denver Housing Authority
- Sun Valley Homes - Local Residents Council
- Xcel Energy
- Mile High Connects
  - Jobs Working Group
  - Health Working Group
- Urban Land Conservancy
- Greenway Foundation
- Denver Health
- Fresh Start Denver
- Metropolitan Stadium District / Denver Broncos









# QUESTIONS AND COMMENTS?

The plan is available to download at  
[www.denvergov.org/decaturfederal](http://www.denvergov.org/decaturfederal)

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